



INVESTIGATION REPORT
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 3125 E. Grand Ave.
Locality: H.P. C WALK NOT PARK
Description of Problem: Illegal garage conversion
being used as living quarters.
- no foundation.

Requested by: _____ Phone: _____

Address: _____

Request call back after investigation? Yes ☐ No ☐

Received by: Yazmin Perez Date: 3-6-98

Assigned/Referred to: G. RODRIGUEZ Date: 3-9-98

Report of Investigation: ILLEGAL CONVERTED

GARAGE UNIT NOTICE OF
VIOLATION LEFT AT THE JOB
SITE

Investigator: G. Rodriguez Title: Blanca Lopez Date: 3-9-98

Copy Sent to: Bee Flann Title: _____ Date: 3-10-98

Report Phoned to: _____ Title: _____ Date: _____

REQUEST FOR INVESTIGATION
TO THE DEPARTMENT OF REGIONAL PLANNING

Location Walnut Park Date 3-11-98

3125 E. Grand Ave.

Complaint Illegal converted garage. Notice of Violation left at the

above job site address.

Requested by COUNTY of LOS ANGELES, BUILDING & SAFETY (Complainant)

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537

Los Angeles, Ca. 90001

Submitted by Sr.B.E.I. Dept. Firestone Dist. Office

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537

Los Angeles, Ca. 90001

AP:REQST

JOB
ADDRESS 3125 E. GRAND
OWNER _____

NOTICE OF VIOLATION

The work performed is in violation of the Ordinance(s) indicated below:

<input checked="" type="checkbox"/> Building Code	<input checked="" type="checkbox"/> Plumbing Code
<input checked="" type="checkbox"/> Mechanical Code	<input checked="" type="checkbox"/> Electrical Code
<input type="checkbox"/> Grading Code	<input checked="" type="checkbox"/> Zoning Code

DESCRIPTION: ILLEGAL UNIT
CONVERTED
GARAGE NO
PERMITS

☒ STOP ALL WORK

☒ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).

☒ Obtain permit(s) within 10 days at the office listed above for the cited work.

☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.

3-9-98

INSPECTOR'S SIGNATURE



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



November 19, 1998

SECOND NOTICE

Salvador & Patricia Silva
8245 Donovan Street
Downey, CA 90242

RECEIVED
DEC 08 1998
Building and Safety/Land Development Division

Inspection File No. EF980696

Dear Mr. & Mrs. Silva:

An inspection of 3125 Grand Avenue, Huntington Park, disclosed that the required garage for the residence has been converted into a residence.

This is not a permitted use in zone R-1 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020 and 22.52.1010.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Failure to comply as requested may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, **Oscar A. Gomez**, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

John D. Calas, Section Head
Zoning Enforcement

JDC:OAG:ar

LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
BUREAU OF SPECIAL OPERATIONS • CONTRACT CITIES SECTION

GIL GARCETTI • District Attorney
ROBERT P. HEFLIN • Chief Deputy District Attorney
MICHAEL E. TRANBARGER • Assistant District Attorney

ALLEN D. FIELD • Director

March 7, 2000

Ms. Patricia Silva
10288 Priscilla Street
Downey, CA 90242

Dear Ms. Silva:

It has come to the attention of the District Attorney's Office that you, as a landowner of record, are in violation of the Los Angeles County Zoning Code, Building Code, Plumbing Code and Electrical Code at the property that you own located at 3125 Grand Avenue, Huntington Park, CA. {Assessor's Parcel Number 6212-012-029}

**[Reference Zoning Code Sections: 22.20.020; 22.20.070;
22.20.080; 22.20.130; 22.20.105; 22.52.1010;
22.52.1180; 22.08.010; 22.60.330; 22.60.340;
22.60.350; and 22.60.380]**

These criminal violations of law are due to the following facts:

an illegal second dwelling unit exists on your property; the necessary development standards for residences required by the Zoning Code are not being complied with; the necessary covered off-street parking required for your property by the Zoning Code is not being provided since the required garage for the primary permitted residence is not accessible for the parking of motor vehicles because the garage has been illegally converted into a dwelling unit.

Those are illegal uses of land in the R-1 Zone where your property is located.

You should also be informed that, although I have not yet received official crime reports from the Division of Building and Safety, I have received information which indicates that criminal violations of the Building, Electrical and Plumbing Codes also exist on your property since structural, electrical and plumbing additions, alterations and modifications exist on your property without the benefit of the necessary valid building, plumbing, and electrical permits and inspections required by those codes.

Ms. Patricia Silva
March 7, 2000
Page Two

**[Reference Building Code Sections: 103.1; 103.2; 103.3; 106.1;
106.2; 108.1; 108.8; 109.1; Plumbing Code Sections 101.10;
103.1; 103.2; 104.1.2; 104.1.3; 301; 319; Electrical Code Sections
82-1; 84-1]**

Please be advised that each and every day that any violation continues to exist constitutes a new and separate crime with an additional and separate penalty. However, prior to the possible filing of a criminal complaint against you for your failure to comply with the law (conviction could result in a penalty of 6 months in jail and a \$1,000 fine for each separate violation), an office conference has been set up to discuss this matter.

The date and time of the conference in this matter is
Thursday, March 16, 2000 at 10:30 a.m. in the
Compton District Attorney's Office located at
200 West Compton Boulevard, Room 700, Compton.

Very truly yours,

GIL GARCETTI
District Attorney

By 

JOHN W. BAX, Deputy-in-Charge
Contract Cities Section
Specialized Litigation Division

vc

c: Oscar Gomez [Case #EF980696]
Zoning Enforcement Officer (213) 974-6453
Department of Regional Planning

/Gerald Rogers (323) 586-6541
Senior Building Engineering Inspector
Building and Safety Division

RECEIVED
MAR 8 2000
Building Safety and Enforcement Division

Gerald Rogers
Senior Building Engineering Inspector
Building and Safety Division
Department of Public Works
7807 South Compton Avenue
Los Angeles, CA 90001